Karen Johnson Davidson County
Batch# 1102106 DEEDWARR
02/16/2024 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240216-0010964

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of February, 2024.

Notary Public

My commission expires: 3/9/2027

(Notary Stamp)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
800 Crescent Centre Drive, Suite 430, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Robert Paxton	Bank of America	**119 10 0B 015.00**
235 Thompson Park Drive	PO Box 961291	
Nashville, TN 37211	Fort Worth, TX 76161-0291	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Christopher Dale Newell a married man, and wife Maria Cristina Ledesma Fargas

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Robert Paxton an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 15 on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545; as amended in Instrument No. 20180412-0034489 and Instrument No. 20181207-0119643, establishing Horizontal Property Regime with Private Elements; as further amended by Instrument No. 20190416-0034865 and Instrument No. 20190416-0034867, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

Being the same property conveyed to Christopher Dale Newell, a married man, by Warranty Deed from 100 Thompson, LLC, a Tennessee limited liability company, of record in Instrument No. 20191007-0102519, in the Register's Office of Davidson County, Tennessee, dated October 02, 2019 and recorded on October 07, 2019. Maria Cristina Ledesma Fargas, spouse of Christopher Dale Newell, joins in this conveyance to convey any and all marital interest he/she may have in subject property.

This property is not now nor has it ever been the marital residence of the Grantor or the Grantor's spouse.

This is improved property known as **235 Thompson Park Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of February, 2024.

Christopher Dale Newell

Christopher Dale Newell

Ma. Cristina L. Fargas

Maria Cristina Ledesma Fargas

STATE OF CALIFORNIA
COUNTY OF San Mateo

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christopher Dale Newell and Maria Cristina Ledesma Fargas, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of February, 2024.

Notary Public

My Commission Expires: 2-1-2026

MAY GACUTAN-ALFEREZ
COMM. #2389710
Notary Public - California
San Mateo County
My Comm. Expires Feb. 1, 2026

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

February 14, 2024

Date

Tonya Loftin

Affiant Signature

February 16, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of February, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)